



26 IVY COTTAGES, NORTHALLERTON

OFFERS IN EXCESS OF £135,000



Northallerton
Estate Agency



Ivy Cottages

Northallerton, DL7 8TN

The property comprises a brick built with slate roof, 2-bedroom terraced cottage situated on a quiet street in a highly sought after area within walking distance of Northallerton high street. The property enjoys on street permit parking, UVPC double glazing throughout and gas fired central heating.

- 2 Bedroom
- Attractively presented
- Garden to the rear
- Terraced cottage
- Well laid out and spacious
- Walking distance of town centre and train station



Sitting room

Entering the property through quality composite front door with etched numbered glass above into the sitting room enjoying coved ceiling, centre ceiling light point, radiator, central chimney breast with TV point, internal archway through to an inner hallway.

Internal hallway

Stairs to first floor, stripped pine door to kitchen.

Kitchen

Contemporary range of cream base cupboards with brushed steel door furniture, wood effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit, unit inset 4-ring brushed steel gas hob with brushed steel and glass oven and grill beneath, space for fridge, useful area suitable for breakfast table with double radiator, flush mounted ceiling light point, tiled splashbacks, useful under stairs storage cupboard with cloaks hanging and shelving.

Utility

Base units topped with wood effect worksurfaces, space and plumbing for washing machine, space for additional appliance, ceiling light point, door to rear.

Bathroom

Fully tiled to 2 ½ walls, panelled bath with triton electric shower, pedestal washbasin with easy turn mixer taps, low level toilet, radiator, wall mounted cupboard housing Potterton condensing combi gas fired central heating boiler, wall mounted airflow extractor, ceiling light point.

Landing

Attic access, ceiling light point.

Bedroom 1

Centre ceiling light point, coved ceiling, BT Openreach point, TV point.

Bedroom 2

Ceiling light point, radiator, fitted wardrobe with rails and shelving with cupboard storage above, over stairs storage cupboard with cloaks hanging and shelf storage with cupboard storage above.

Garden

Garden

To the rear of the property there is a common rear access road which gives access onto a flagged patio, could provide for parking.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - A

EPC - C

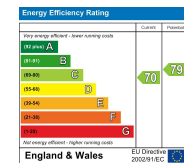
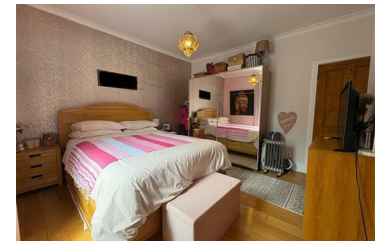


Call us to arrange a viewing on **01609 771959**

Approximate gross internal area
House - 67 sq m - 721 sq ft



Produced By Vue3Sixty



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- These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

E: sales@northallertonstateagency.co.uk



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